

107.0

0002

0001.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,203,400 / 1,203,400  
USE VALUE: 1,203,400 / 1,203,400  
ASSESSED: 1,203,400 / 1,203,400Total Card / Total Parcel  
1,203,400 / 1,203,400
**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
15		OLDHAM RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BAYER PAUL/CANTOR ELAYNE	
Owner 2: TRS/15 OLDHAM TRUST	
Owner 3:	
Street 1: 15 OLDHAM ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: BAYER PAUL -
Owner 2: CANTOR ELAYNE -
Street 1: 15 OLDHAM ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .286 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1987, having primarily Wood Shingle Exterior and 2479 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R0 LARGE LOT 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 3 Below Stree
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
11/13/2012 1479 Manual 3,700 C
4/7/2010 266 Porch 25,660 C ADD 15X17 SCREEN P
7/24/2007 610 Re-Roof 13,900
6/2/1999 350 Manual 8,000 REPLACE BLADES ON

ACTIVITY INFORMATION
Date Result By Name
9/20/2018 MEAS&NOTICE BS Barbara S
5/1/2013 Info Fm Prmt EMK Ellen K
2/14/2009 Meas/Inspect 372 PATRIOT
8/5/2002 MLS MM Mary M
11/10/1999 Mailer Sent
10/27/1999 Measured 243 PATRIOT
12/1/1981 KM

Sign: VERIFICATION OF VISIT NOT DATA
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LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 12450 Sq. Ft. Site 0 70. 0.64 4

101 One Family 12450 Sq. Ft. Site 0 70. 0.64 4	555,451			555,500
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>				
Type: 9 - Contemporary				Full Bath: 1	Rating: Good			WINDMILL HOUSE. 1/2GAS HEAT=FORCEDH/A..								
Sty Ht: 1T - 1 & 3/4 Sty				A Bath: 1	Rating:											
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good											
Foundation: 1 - Concrete				A 3QBth:	Rating:											
Frame: 1 - Wood				1/2 Bath: 1	Rating:											
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:											
Sec Wall: %				OthrFix: 1	Rating: Good											
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>												
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1								
Color: Natural				A Kits: 1	Rating:											
View / Desir: DV - GDV				Fapl: 1	Rating: Good											
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:											
Grade: B+ - Good (+)				<b>CONDO INFORMATION</b>												
Year Blt: 1937	Eff Yr Blt:			Location:												
Alt LUC:	Alt %:			Total Units:												
Jurisdict: G12	Fact: .			Floor:												
Const Mod:				% Own:												
Lump Sum Adj:				Name:												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>				
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wal	2 - Plaster			Functional:	%	Interior:		1	6	3						
Sec Int Wall:	%			Economic:	%	Additions:										
Partition: T - Typical				Special:	%	Kitchen:										
Prim Floors: 3 - Hardwood				Override:	%	Baths:										
Sec Floors: %				Total: 18.6 %		Plumbing:										
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:								
Subfloor:				Basic \$ / SQ: 125.00		Heating:		Totals	1	6	3					
Bsmnt Gar:				Size Adj.: 1.15578032		General:										
Electric: 3 - Typical				Const Adj.: 1.19988000												
Insulation: 2 - Typical				Adj \$ / SQ: 173.350												
Int vs Ext: S				Other Features: 88320												
Heat Fuel: 1 - Oil				Grade Factor: 1.46												
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000												
# Heat Sys: 1				NBHD Mod:												
% Heated: 100	% AC: 100			LUC Factor: 1.00												
Solar HW: NO	Central Vac: NO			Adj Total: 795199												
% Com Wal	% Sprinkled			Depreciation: 147907												
				Depreciated Total: 647292												
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:				
<b>SPEC FEATURES/YARD ITEMS</b>																
<b>PARCEL ID</b> 107.0-0002-0001.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	1960	0.00	T	40	101				
19	Patio	D	Y	1	16X20	A	AV	1960	3.42	T	40.8	101		600	600	
More: N	Total Yard Items:	600	Total Special Features:			Total:	600									
<b>SKETCH</b>																
<b>SUB AREA</b>																
<b>SUB AREA DETAIL</b>																
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
FFL	First Floor	1,544	173.350	267,652	BMT	100	RRM	30 A								
BMT	Basement	1,343	62.150	83,462	SFL	95										
SFL	Second Floor	532	173.350	92,222												
OSP	Screen Porch	255	30.320	7,731												
UAT	Upper Attic	76	69.340	5,270												
Net Sketched Area: 3,750 Total: 456,337				Size Ad	2075.9999	Gross Area	4006	FinArea	2479							
<b>IMAGE</b>																
<b>AssessPro Patriot Properties, Inc</b>																